



Ravalli County Planning Department
215 S. 4th St., Suite F, Hamilton, MT 59840
(406)375-6530 FAX (406)375-6531

Citizen Complaint Form

(Please Print Clearly)

Violation Property Information		Complainant Information
Name	Joe Bischoff	Tom Taboe
Address	1443 Iron Cap Drive, Stevensville, MT	PO Box 754, Stevensville, MT
Phone	777-5498	
Would you prefer to remain anonymous?		<input checked="" type="radio"/> YES <input type="radio"/> NO

Property Information

All this info provided previously

Section: _____

Township: _____

Range: _____

Parcel #: _____

Legal Description: _____

Violation Information (Give complete details. If more space is needed, use back of page):

- ☐ Subdivision
☒ Zoning District
☐ Floodplain
☐ Other

See Attached & earlier Complaints

Signature: Joe Bischoff

Date: 2-17-07

Staff Use Only:

Violation #: _____

Action Taken: _____

Copy to Ravalli Co. Commissioners

RECEIVED

FEB 20 2007

Ravalli County Commissioners

February 17, 2007

Attn: Ravalli County Planning/Zoning Department

The attached zoning complaint is a continuation of various earlier complaints that I have registered with your department pertaining to the Joe Bishoff residence at 1443 Iron Cap Drive, Stevensville, Montana. Even though this issue is a clear violation of the Ravalli County zoning ordinance nothing has been done to correct the matter, even after many contacts with your office. Once again I will go over what I feel constitutes the violation, even though I'm getting quite tired of doing so.

Back in the summer of 2005 the Bishoffs purchased a double-wide trailer and had it moved onto the property they already occupied at 1443 Iron Cap Dr., Stevensville, MT. I must assume that permits were issued by Ravalli County for the move-in and setup. They put in a new septic tank and drainfield system to handle the new residence and did not remove the old one. The partial of land is 10-acres. We assumed that once the new residence was set up and livable the old residence would be demolished and/or removed, but that didn't happen. I'm surprised that when the permits were issued that no one apparently required the old residence to be removed and the old drainfield rendered inoperable. We not have 2 complete functioning residences on a single 10-acre partial.

At the beginning of 2006 I filed the first complaint in written form on one of the department's "Citizen Complaint Forms". As far as I know no one followed up on that complaint and nothing was done. After not seeing any action taken I sent an email to your department. After that I received a phone call and I was told that the property was inspected and that Mr. Bishoff claimed that the house was being used only for storage and not being occupied. This is not the case and even if it was, to have 2 livable residences on a single parcel of property is still a violation. The inspector told me that he was nevertheless going to issue a letter requiring the removal of the old residence and he would send me a copy of that letter. I received no copy and both residences are still there and being occupied.

My last contact via email was on August 20, 2006. At that time I pointed the above out once again, but this time I asked that any further feedback be done in writing (either via email or by letter form). I don't like getting verbal promises that never come true. After that the Planning Department went silent. I heard nothing further from them.

This whole situation has conveyed to all the residences on Iron Cap Drive that the Planning/Zoning Department is not willing to enforce their own rules and regulations. I don't necessarily agree with the ordinance of restricting any partial no matter what size it is to a single residence. We own 46 acres and we aren't even legally allowed to put up a guesthouse on our property. When I brought this up to your inspector I was told that wasn't the case, all I had to do was go

through the subdivision variance procedures. When I pointed out that it would require me to bring Iron Cap Drive Dr. up to county standards he agreed that would certainly be cost prohibitive. Maybe I too should just ignore the rules and build anyway. At this stage it would certainly appear that nothing would happen.

Please treat this complaint confidential, but please enforce your rules, or remove them from the books. I'm afraid if you don't we are going to get a lot more violations of your standards on Iron Cap.



Tom Tabor